



Tawny Lodge, Vicarage Close, Holbeach St.
Johns

Holbeach, Spalding, Lincolnshire, PE12 8RS

£280,000

3 Bedroom Detached House

- Freehold
- 3 Double Bedrooms
- Detached Home
- Rear Garden with Open Views
- 4 Piece Family Bathroom
- Spacious Lounge
- Conservatory
- Open Views
- Driveway and Garage
- Popular Village Location
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Tawny Lodge, Vicarage Close, Holbeach St. Johns, Holbeach, Spalding, Lincolnshire, PE12 8RS](#)



Overview

Set in the peaceful village of Holbeach St Johns, this beautifully presented three bedroom detached house offers the perfect blend of modern comfort and rural tranquillity. Ideal for families, couples, or those seeking more space, the property enjoys a rear garden with open countryside views and excellent access to nearby towns of Holbeach and Spalding. Boasting a generous size conservatory which overlooks the rear garden with open views across neighbouring farmland, off road parking and a garage, viewing is highly recommended.



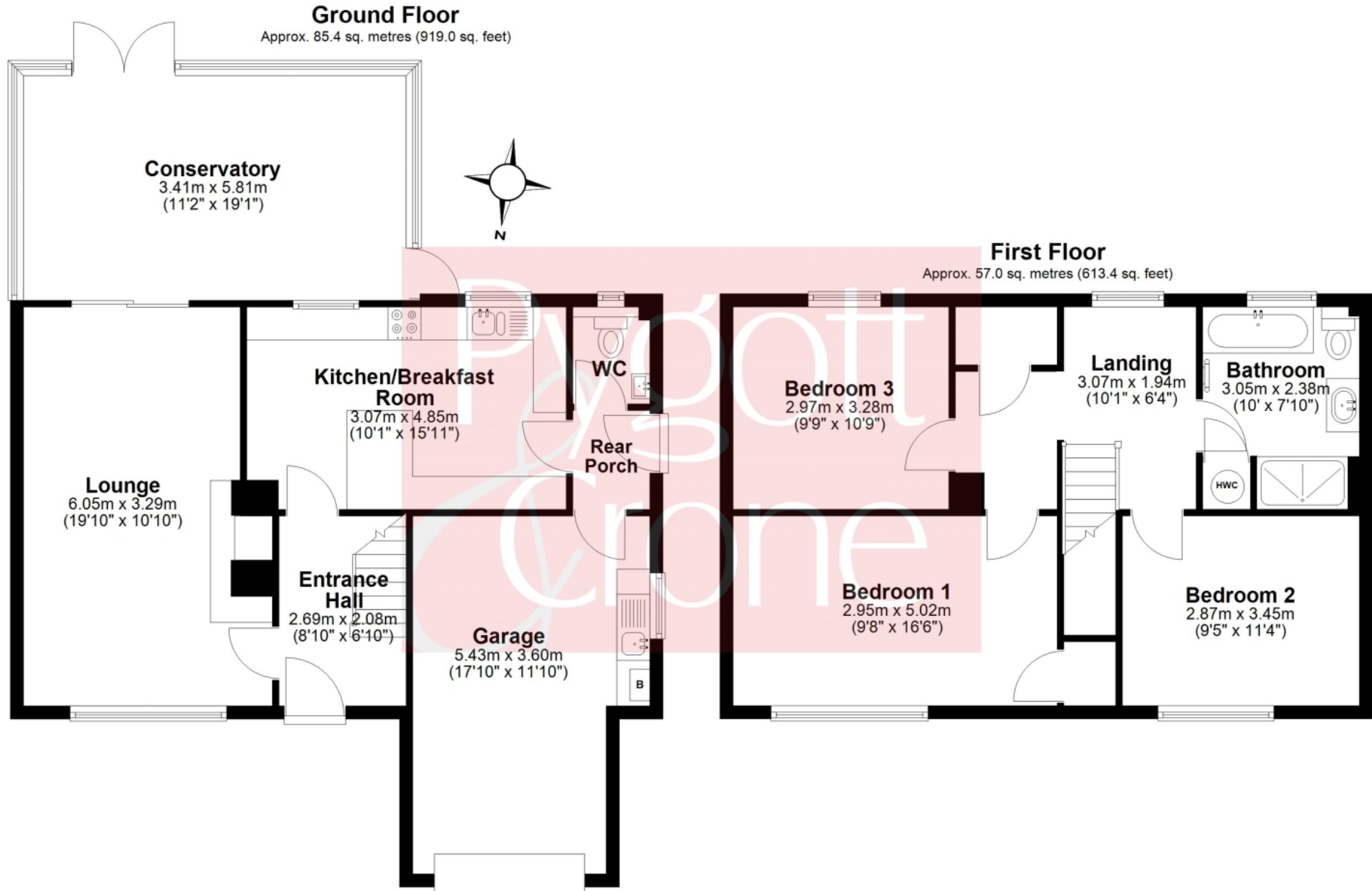
The accommodation comprises of front entrance door, opening to a bright and welcoming entrance hall leading, to a spacious lounge with large windows that fill the room with natural light and also benefits from an open fire and has doors opening to the conservatory. The conservatory gives direct access to the rear garden and is the perfect space for everyday living and entertaining. A modern kitchen/breakfast room provides ample workspace and storage and has a door to the rear entrance porch giving access to the downstairs cloakroom. There is a door opening to the garage which has a convenient utility area. Upstairs continues with three double bedrooms and a four piece family bathroom.

Outside the property is approached over a gravel driveway which provides off road parking and leads to the garage. There is also a lawned area with raised planters, a small pond and there is a side gate which gives access to the rear. To the rear the garden is predominately laid to lawn, there is a paved patio area, a timber shed, log store and a plastic storage shed.

Agents Note: The property is serviced by a septic tank. The property is accessed down a shared private driveway. There are no maintenance fees, if repairs are required, the cost is split between the 6 properties.







Total area: approx. 142.4 sq. metres (1532.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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